

AGREEMENT FOR SALE AND PURCHASE

THIS AGREEMENT FOR SALE AND PURCHASE ("Agreement") is made this ^{23rd} 20th day of June, 2016, between Milton, LLC, a Florida limited liability company, whose address is 2780 East Oakland Park Blvd., Fort Lauderdale, FL 33306 ("Seller"), and The School Board of Santa Rosa County, Florida, a district school board constituted as provided in Article IX, Section 4, of the Florida Constitution, whose address is 5086 Canal Street, Milton, Florida 32570 ("Purchaser").

WITNESSETH

WHEREAS, the Seller is the owner of that certain real property in Santa Rosa County, Florida, described in the attached Exhibit A ("Real Property").

WHEREAS, the Seller desires to sell and convey, and the Purchaser desires to acquire, the Real Property, together with all agreements, licenses, permits, privileges, government approvals, development orders, reserved and future development rights, utility reservations and credits, and other rights and privileges associated in any way with the use and development of the Real Property (collectively, the Intangible Property); and subject to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, for and in consideration of the premises, the parties hereby covenant and agree as follows:

1. Sale and Purchase of Real Property. Subject to the terms and conditions hereinafter set forth, the Seller agrees to sell, convey, and grant to the Purchaser, and the Purchaser agrees to purchase:

(a) All of the Seller's fee simple right, and interest in and to the Real Property, together with all appurtenant estates, rights, and interests;

(b) All of the Seller's right, title, and interest in the improvements on the Real Property; and

(c) All of the Seller's right, title, and interest in and to the Intangible Property.

2. Purchase Price. The consideration for the Real Property shall be \$1,450,000.00 ("Purchase Price"), payable in cash at Closing, subject to prorations and adjustments as provided in this Agreement.

3. Deposit. Upon execution of this Agreement by both parties, the amount of Ten Thousand and No/100 Dollars (\$10,000.00) ("Deposit") shall be deposited by the Purchaser with the Purchaser's counsel, Paul R. Green, P.A., or such other place as may be mutually agreeable in a non-interest bearing account, and upon Closing, such amount shall be credited against the Purchase Price to be paid by the Purchaser. In the event that the Closing does not occur for any reason other than material breach by the Purchaser, the full amount of the Deposit shall thereupon be returned to the Purchaser.

4. Closing Date and Place. Subject to the terms and conditions of this Agreement, the closing of the sale and purchase of the Real Property ("Closing") shall take place at a location in Milton, Florida, mutually agreeable to the parties at a date within thirty (30) days of the approval by the Purchaser as provided in paragraphs 7 and 9, and in accordance with Section 1013.14, Florida Statutes.

5. Restrictions; Easements; Limitations. The Purchaser shall take title to the Real Property subject only to the following (collectively, the "Permitted Exceptions"):

(a) Comprehensive land use plans, zoning ordinances, restrictions, prohibitions, and other requirements imposed by governmental authority, provided that there exists at Closing no violation of the foregoing and none of them prevents use of the Real Property for public educational facilities, auxiliary facilities, and related institutional uses and purposes;

(b) All assessments and taxes for the year of Closing and all subsequent years not yet due and payable;

(c) Standard sovereignty land and personality exceptions;

(d) Those additional exceptions to title listed on the attached Exhibit B; and

(e) Such other matters as agreed to by the Purchaser.

6. Occupancy; Possession. The Seller represents that the Real Property is currently vacant. The Seller agrees to take such action as necessary or appropriate to deliver exclusive possession of the Real Property to the Purchaser on the Closing Date.

7. Special Requirement. This transaction has been entered into pursuant to a pure option agreement between the Superintendent of Schools, Santa Rosa County, Florida, and the Seller. The option and this Agreement shall be subject to approval of The School Board of Santa Rosa County, Florida, at a public meeting held on or before July 21, 2016, after not less than thirty (30) days' published notice.

8. Purchaser's inspection.

(a) Within five (5) days of the Effective Date, as defined below, the Seller (i) shall deliver to the Purchaser copies of all documentation possessed by or under the control of the Seller and its agents and contractors respecting the use, development, or condition of the Real Property, including but not limited to any policy of title insurance; boundary or topographic survey; aerial photograph, environmental assessment, audit or report; soils test; zoning or rezoning resolution or ordinance; site plan or planned unit development approval; development order; construction plan or approval; building permit; building plan; certificate of occupancy; or governmental agency notice, complaint, order, or citation, and (ii) shall advise the Purchaser of the identity and location of any additional such documentation actually known by the Seller or its agents or contractors. The

Seller makes no warranty or representation with respect to the accuracy of any report or document provided to the Purchaser by the Seller and the Purchaser shall rely upon its own investigation and inspection of the Real Property to satisfy the Purchaser that the Real Property is suitable for the Purchaser's intended use.

(b) The Purchaser shall have thirty (30) days from the Effective Date of this Agreement ("Inspection Period") to make such inspections and to conduct such tests and assessments as the Purchaser deems appropriate, and otherwise to satisfy itself and to notify the Seller whether the Real Property is suitable, in the Purchaser's sole and absolute discretion, for the Purchaser's intended use. During the Inspection Period, the Seller shall provide the Purchaser and its agents with access to the Real Property for purposes of inspections and investigations upon reasonable prior notice to and arrangement with the Seller.

(c) Subject to the limitations set forth in Section 768.28, Florida Statutes, the Purchaser agrees to indemnify the Seller against any and all claims against the Seller arising out of the Purchaser's inspection or any testing of the Real Property.

(d) If the Purchaser notifies the Seller, in writing, during the Inspection Period that the Real Property is not suitable for the Purchaser's intended use, this Agreement shall be deemed terminated, the Purchaser's deposit shall be returned to the Purchaser, and the parties shall be relieved of all obligations under this Agreement. If the Purchaser does not notify the Seller during the Inspection Period, the Purchaser's right to terminate under this paragraph shall be deemed waived.

(e) The Purchaser hereby acknowledges that in the event and as of Closing and consummation of the transactions contemplated by this Agreement, the Purchaser will be deemed conclusively (i) to have been given full opportunity to inspect and investigate the condition of the Real Property in all aspects, (ii) to have accepted the condition of the Real Property, and (iii) to have purchased the Real Property in its "as is" condition as of the Closing Date, without representation, warranty, covenant, or inducement of any kind, express or implied, by the Seller, except for such representations, warranties, and covenants expressly set forth in this Agreement, in the documents and instruments delivered by the Seller at Closing, or as are contained therein by operation of law.

9. Option. The Purchaser's obligation to close shall be governed by Section 1013.14, Florida Statutes, and shall be contingent upon approval by The School Board of Santa Rosa County, Florida, subsequent to a public hearing held on or before July 21, 2016, and following not less than thirty (30) days' published notice.

10. Purchaser's Conditions of Closing. The Purchaser's obligation to close the transaction contemplated by this Agreement is expressly conditioned upon there being, on the Closing Date:

(a) No violation of any comprehensive land use plan, zoning ordinance, environmental statute or regulation, or other restriction, limitation, or requirement imposed by the governmental authorities exercising jurisdiction over the Real Property that would prevent the Real Property

from being used for public educational facilities, auxiliary facilities, and related institutional uses and purposes.

(b) No contamination of the Real Property with any hazardous substance; no federal, state, or local "superfund" lien, proceeding, claim, liability, or action, or the threat or likelihood thereof, for the cleanup, removal, or remediation of any hazardous substance from the Real Property or from any other Real Property owned or controlled by or in which the Seller or its affiliates has an interest, legal or equitable; no asbestos on the Real Property, and no underground storage tank on the Real Property.

(c) Two independent appraisals obtained by the Purchaser, each such appraisal performed by an appraiser licensed under Part II, Chapter 475, Florida Statutes, or a member of an approved appraisal organization, and the average value of the two appraisals shall be not less than the Purchase Price, provided, however, that if the School Board of Santa Rosa County approves this Agreement in the manner set forth in paragraphs 7 and 9 above, the condition set forth in this subparagraph 10(c) shall be deemed satisfied or waived.

The failure of the conditions set forth in this paragraph, without the Purchaser's express written waiver, shall entitle the Purchaser, in its sole and absolute discretion, to terminate this Agreement, whereupon the Deposit shall be returned to the Purchaser and the parties shall be relieved of all obligations under this Agreement.

11. Survey. The Purchaser, at the Purchaser's expense, shall have the Real Property surveyed during the Inspection Period. If the survey ("Survey"), certified by a professional land surveyor licensed by the State of Florida, shows any material encroachment on the Real Property or that improvements located on the Real Property encroach on setback lines, easements, or the land of others, or violate any restriction, covenant, or applicable governmental regulation, the Purchaser may elect to terminate this Agreement prior to the expiration of the Inspection Period as provided in paragraph 8 above.

12. Title Insurance.

(a) Within ten (10) days of the Effective Date, the Seller shall obtain a title Insurance commitment issued by a Florida licensed title insurer agreeing to issue to the Purchaser, upon recording of the deed to the Purchaser, an owner's policy of title insurance in the amount of the Purchase Price and insuring the Purchaser's title to the Real Property, subject only to the Permitted Exceptions as set forth in paragraph 5 of this Agreement and those that shall be discharged by the Seller at or before Closing ("Commitment"). The Seller shall convey marketable and insurable title subject only to the Permitted Exceptions specified in this Agreement. Marketable and insurable title shall be determined according to applicable Title Standards adopted by authority of the Florida Bar and in accordance with law.

(b) If the Commitment includes any exception to title other than the Permitted Exceptions, the Purchaser shall have a period of fifteen (15) days from receipt of the Commitment ("Title Review Period") in which to notify the Seller in writing of any defect in

title that is unacceptable to the Purchaser. If the Purchaser timely notifies the Seller of any title objection, the Seller shall have until the Closing Date to correct all matters described in the objection, and the Seller covenants to exercise diligent and good faith efforts to correct the same. Notwithstanding the above, the Seller shall not be required to spend in excess of a total of Ten Thousand Dollars (\$10,000.00) to take such action as may be necessary to correct any title defects and under no circumstance shall the Seller be obligated to bring suit to cure any such defects.

(c) If the Purchaser does not timely provide notice of any title objection prior to the expiration of the Title Review Period, title shall be deemed accepted by the Purchaser subject to the exceptions to title shown in the Commitment (but subject to satisfaction of the requirements shown thereon).

(d) Notwithstanding the foregoing, the Seller shall be required to discharge and/or obtain releases of the Real Property from any and all mortgages, security interests, and other monetary liens encumbering the Real Property.

(e) As reasonably requested from time to time by the Purchaser (but in no event more than once every thirty (30) days), the Seller shall update the effective date of the Commitment. If any title update reflects the existence of any adverse matter other than those listed on the Commitment or any prior update which will appear as Schedule B exceptions to the owner's title insurance policy to be issued in accordance with the terms of this Agreement, the Purchaser shall have ten (10) days from receipt of such update to deliver to the Seller a written objection to said matters, which shall be deemed title defects. The Seller shall have until the Closing Date to correct all matters described in the objection, and the Seller covenants to exercise diligent and good faith efforts to correct the same. Notwithstanding the above, the Seller, shall not be required to spend in excess of a total of Ten Thousand Dollars (\$10,000.00) to take such action as may be necessary to correct any title defects and under no circumstance shall the Seller be obligated to bring suit to cure any such defects.

(f) If the title objection is not cured by the Closing Date, then the Purchaser, at its option to be exercised by written notice delivered to the Seller by the Closing Date, shall advise the Seller of the Purchaser's election: (i) to waive the Purchaser's objections to title and continue to Closing in accordance with this Agreement, without any reduction in the Purchase Price as a result thereof; (ii) to extend the amount of time that the Seller has to cure the defects in title for a reasonable period not to exceed one hundred twenty (120) days; or (iii) to terminate this Agreement, whereupon the Deposit shall be released to the Purchaser, and the Seller and the Purchaser shall be released from their respective obligations and liabilities hereunder (other than obligations and liabilities that specifically survive termination).

13. Interest conveyed. At Closing the Seller shall execute and deliver to the Purchaser a statutory warranty deed in accordance with Section 689.02, Florida Statutes, conveying marketable and insurable title to the Real Property in fee simple free and clear of all liens, reservations,

restrictions, easements, leases, tenancies, and other encumbrances, except the Permitted Exceptions.

14. Closing Documents. The Seller shall furnish the deed described in paragraph 13 of this Agreement; the title, possession, and lien affidavit certified to the Purchaser and title insurer in accordance with Section 627.7842, Florida Statutes; all corrective instruments; and the closing statement.

15. Expenses. The cost of the title insurance premium, documentary stamps on the deed to the Real Property, title or abstract charges, title examination fees, settlement or closing fees, and recording any and all corrective instruments necessary to assure good and marketable and insurable title to the Real Property shall be paid by the Seller. The cost of recording the deed to the Real Property shall be paid by the Purchaser. Each party shall bear its own attorney's fees incurred in connection with closing the transaction contemplated by this Agreement.

16. Taxes and Assessments. All real estate taxes and assessments that are a lien against the Real Property shall be satisfied of record by the Seller at Closing. In the event the Purchaser acquires fee title to the Real Property between January 1 and November 1, the Seller shall, in accordance with Section 196.295, Florida Statutes, place in escrow with the Santa Rosa County Tax Collector an amount equal to the current taxes prorated to the date of transfer, based upon the current assessment and mileage rates on the Real Property. In the event the Purchaser acquires fee title to the Real Property on or after November 1, the Seller shall pay to the Santa Rosa County Tax Collector an amount equal to the taxes that are determined to be legally due and payable by the Santa Rosa County Tax Collector. Regarding special assessments imposed by a public body, the Seller will pay: (a) the full amount of liens that are certified, confirmed, and ratified before Closing; and (b) the amount of the last estimate of the assessment if any improvement is substantially completed as of the Effective Date but has not resulted in a lien before Closing, and the Purchaser will pay all other amounts.

17. Condition of Real Property. The Seller represents and warrants to the Purchaser that it (a) has not received written notice from any governmental agency as to any currently uncorrected code violation on the Real Property, any condition described in sub-paragraph 10(a) of this Agreement, or the presence of any contaminant or hazardous material on the Real Property in violation of any applicable law, rule, or regulation relating to contaminants or hazardous materials, (b) has no knowledge of any condition described in sub-paragraph (a) of this paragraph 17, and (c) has no knowledge of any condition described in sub-paragraph 10(b) of this Agreement.

18. Risk of Loss. The Seller assumes all risk of loss or damage to the Real Property prior to the date of Closing and warrants that the Real Property shall be transferred and conveyed to the Purchaser in the condition required in sub-paragraphs 10(a) and (b) and paragraph 17 of this Agreement. In the event the condition of the Real Property is altered by strike, flood, hurricane, riot, fire, explosion, war, act of God, sabotage, accident, or any other casualty or cause beyond the control of either party, the Purchaser may elect, at its sole option and written notice to the Seller, to terminate this Agreement and neither party shall have any further obligation under this Agreement.

19. Right to Enter Property. The Seller agrees that from the date this Agreement is executed by the Seller, the Purchaser and its agents, upon reasonable notice, shall have the right to enter the Real Property for all lawful purposes in connection with this Agreement, and the Seller shall not unreasonably withhold approval for such access. Subject to the limitations set forth in Section 768.28, Florida Statutes, the Purchaser shall hold the Seller harmless from any claim or damage to persons or property caused by the Purchaser or its agents as a result of such entry.

20. Access. The Seller represents and warrants that there is legal ingress and egress to the Real Property, and the Seller has no knowledge of any impediment to the Purchaser's use of such legal access for ingress and egress to the Real Property following Closing.

21. Escrow. Any escrow agent ("Agent") receiving funds or equivalent is authorized and agrees by acceptance of them to deposit them promptly, hold the same in escrow, and, subject to clearance, disburse them in accordance with the terms and conditions of this Agreement. Failure of clearance of funds shall not excuse the Purchaser's performance. If in doubt as to the Agent's duties or liabilities under provisions of this Agreement, the Agent may, at the Agent's option, continue to hold the subject matter of the escrow until the parties mutually agree to its disbursement or until a judgment of a court of competent jurisdiction shall determine the rights of the parties; or the Agent may deposit the same with the clerk of the circuit court having jurisdiction of the dispute. Upon notifying all parties concerned of such action, all liability on the part of the Agent shall fully terminate, except to the extent of accounting for any item previously delivered out of escrow. In any suit between the Purchaser and the Seller wherein the Agent is made a party because of acting as Agent hereunder, or in any suit wherein the Agent interpleads the subject matter of the escrow, the Agent shall recover reasonable attorney's fees and costs incurred with the fees and costs to be paid from and out of the escrowed funds or equivalent and charged and awarded as court costs in favor of the prevailing party. The parties agree that the agent shall not be liable to any party or person for misdelivery to the Purchaser or the Seller of items subject to this escrow, unless such misdelivery is due to the willful breach of this Agreement or gross negligence of the Agent.

22. Attorney's Fees; Costs. In any litigation, including breach, enforcement, or interpretation, arising out of this Agreement, the prevailing party in such litigation shall be entitled to recover reasonable attorney's fees, costs and expenses.

23. Failure of Performance. If the Purchaser fails to perform this Agreement within the time specified, the Deposit paid by the Purchaser may be retained by or for the account of the Seller as agreed upon liquidated damages, consideration for the execution of this Agreement, and in full settlement of any claim, whereupon the Purchaser and the Seller shall be relieved of all obligation under this Agreement. If for any reason other than failure of the Seller to make the Seller's title marketable after diligent effort, the Seller fails, neglects, or refuses to perform this Agreement, the Purchaser may seek specific performance or elect to receive the return of the Purchaser's Deposit.

24. Broker Disclosure and Indemnification. The Seller represents to the Purchaser that the Seller has not retained or contracted with any real estate broker to represent the Seller in this transaction except Beck Partners, L.L.C., which shall be paid by the Seller. The Seller shall be

solely responsible for, and hereby agrees to indemnify, defend, and hold the Purchaser harmless from, any and all claims, obligations, debts, demands, or liabilities, including reasonable attorney's fees and court costs, arising out of any claim for a commission or finder's fee in regard to this transaction, including but not limited to any claim or demand from any realtor other than Beck Partners, L.L.C.

25. Recording. Neither this Agreement nor any notice of it may be recorded.

26. Assignment. This Agreement may be assigned by the Seller at any time. This Agreement may not be assigned by the Purchaser without the prior written consent of the Seller, provided, however, that so long as the Purchaser is not in default, the Purchaser may assign this Agreement without such prior consent, in whole or in part, to the Santa Rosa County School Board Leasing Corporation.

27. Time. Time is of the essence with regard to all dates or times set forth in this Agreement.

28. Severability. In the event any of the provisions of this Agreement are deemed to be unenforceable, the enforceability of the remaining provisions of this Agreement shall not be affected.

29. Successors-in-Interest. This Agreement is binding upon and inures to the benefit of the parties and their legal representatives, successors, and assigns.

30. Entire Agreement. This Agreement contains the entire agreement and whole understanding between the parties pertaining to the subject matter contained in it and supersedes all prior and contemporaneous communications, agreements, representations, and understandings, whether oral or written, between the parties. No change, supplement, modification, or amendment to this Agreement shall be binding unless executed in writing by both parties.

31. Waiver. Failure of either party to insist upon strict performance of any covenant or condition of this Agreement, or to exercise any right herein contained, shall not be construed as a waiver or relinquishment for the future of any such covenant, condition, or right, but the same shall remain in full force and effect.

32. Modification. No modification, amendment, or alteration to this Agreement shall be effective or binding upon either of the parties until executed by both of the parties.

33. Notices. All notices, requests, consents, and other communications required or permitted under this Agreement shall be in writing (including facsimile transmission and electronic communication) and shall be (as elected by the person giving such notice) hand delivered by messenger or courier service, mailed by registered or certified mail, postage prepaid, return receipt requested, and addressed to:

As to Seller:

Copy to:

As to Purchaser:

Copy to:

Timothy Wyrosdick
Superintendent of Schools of
Santa Rosa County, Florida
5086 Canal Street
Milton, Florida 32570

Paul R. Green as General Counsel to
The School Board of Santa Rosa
County, Florida
P.O. Box 605
Milton, Florida 32570

or to such other address as any party may designate by notice complying with the terms of this section. Each such notice shall be deemed delivered: (a) on the date delivered if by personal delivery; (b) on the date of transmission with confirmed answer back if by facsimile transmission; and (c) on the date upon which the return receipt is signed, or delivery is refused, or the notice is designated by the postal authorities as not deliverable, as the case may be, if mailed.

34. Warranty. The Seller warrants that there is no fact known to the Seller materially affecting the value of the Real Property that is not readily observable by the Purchaser or that has not been disclosed to the Purchaser.

35. Condemnation or Taking. In the event of the condemnation or taking of all or any part of the Real Property by proceedings in eminent domain or the commencement of any such proceedings prior to the Closing Date, the Seller shall, within ten (10) days of receiving notice of such condemnation or taking or the commencement of such proceedings provide written notice to the Purchaser of the same. The Purchaser shall have fifteen (15) days from the date it receives such written notice to elect in writing to terminate this Agreement. In the event such fifteen (15) day period extends beyond the Closing Date, the Closing Date shall be automatically extended to the last day of such period. If the Purchaser elects to terminate this Agreement, the Deposit shall thereupon be returned to the Purchaser and the parties shall be relieved all obligations under this Agreement. If the Purchaser does not timely elect to terminate this Agreement following such written notice, then, at the election of the Purchaser, either (a) the Purchase Price shall be reduced by the total amount of all awards for such condemnation or taking actually received by the Seller on or before the Closing Date or (b) the Purchaser shall have the right to receive all awards of such condemnation or taking and the documents of Closing shall so provide.

36. Survival. The covenants, warranties, representations, indemnities, and undertakings of the Seller set forth in this Agreement, including but not limited to the matters contained in paragraphs 17, 18, 20, 24, and 34, shall survive the Closing, the delivery and recording of the deed described in paragraph 13 of this Agreement, and the Purchaser's possession of the Real Property for a period of one (1) year following the Closing Date, and shall then expire and terminate. The indemnities of Purchaser under Section 8(c) shall survive the termination of this Agreement.

37. Interpretation; Jurisdiction and Venue. This Agreement shall be governed by and interpreted in accordance with the laws of the State of Florida. In the event of litigation concerning this Agreement, jurisdiction and venue shall be in the First Judicial Circuit in and for Santa Rosa County, Florida, and the parties expressly agree and consent to the exercise of personal jurisdiction in such court in connection with any such dispute.

38. Effective Date. This Agreement shall be effective on the date ("Effective Date") on which the last of the parties executes this document.

39. Construction. This Agreement shall not be construed more harshly against or favorably for any party regardless of which party is responsible for its preparation.

40. Return of Documents; Delivery of Inspections Materials. In the event this Agreement is terminated prior to Closing for any reason, the Purchaser shall:

(a) Return to the Seller any and all documentation delivered to the Purchaser in accordance with paragraph 8(a) or any other provision of this Agreement; and

(b) Deliver to the Seller the results of its inspections of its inspections undertaken in accordance with paragraph 8(b) and the Survey undertaken in accordance with paragraph 11, together with any and all materials and documents prepared by or on behalf of the Purchaser in connection with such inspections and the Survey.

41. Counterparts; Facsimile. This Agreement may be executed in a number of identical counterparts and the fact of execution communicated by facsimile transmission between the parties. If so executed, each such facsimile shall be deemed to be an original for all purposes, and all such counterparts shall, collectively, constitute one Agreement, but in making proof of this, it shall not be necessary to produce or account for more than one counterpart. Further, if agreement is achieved by counterpart execution, then in such case, the parties further agree subsequently to execute a number of fully executed originals to be distributed to each party and its counsel for their respective files.

42. Representation. Each party represents and agrees that it either has been represented by its own attorney or has knowingly waived its right to be so represented in the negotiation, drafting, execution, and delivery of this Agreement.

43. Disclosure of Interested Parties. Not less than ten (10) days prior to the Closing Date the Seller shall provide to the Purchaser an affidavit and certificate of beneficial interest, in such form and content as the Purchaser may reasonably require, as necessary to comply with all disclosure provisions of Section 286.23, Florida Statutes, or shall demonstrate exemption from such disclosure. By executing this Agreement, the Seller acknowledges receipt of written notice of the requirement to make such disclosure.

* * *

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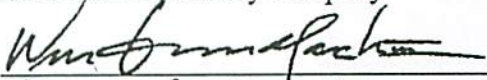
15. The fifteenth part is a list of the names of the members of the committee.

16. The sixteenth part is a list of the names of the members of the committee.

IN WITNESS WHEREOF, the parties have caused the execution of this Agreement by their duly authorized officials as of the date set forth above.

SELLER:

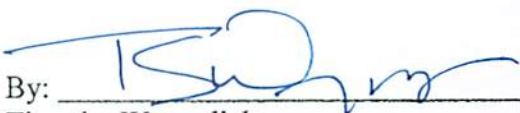
MILTON, LLC
a Florida limited liability company

By: 
WILLIAM GUNDLACH

Date: 6/20, 2016

PURCHASER:

THE SCHOOL BOARD OF SANTA
ROSA COUNTY, FLORIDA

By: 
Timothy Wyrosdick
Superintendent of Schools

Date: 6/23, 2016

ATTEST:

Exhibit "A"

BRUNO'S PARCEL

All that lot, tract or parcel of land situate, lying and being in Section 8, Township 1 North, Range 28 West, Santa Rosa County, Florida and being more particularly described as follows:

COMMENCE at the Southeast corner of Section 8, Township 1 North, Range 28 West, Santa Rosa County, Florida; thence go South 88 degrees 58 minutes 14 seconds West along the South line of Section 8 a distance of 2651.03 feet to the Southwest corner of the Southeast Quarter of Section 8; thence go North 00 degrees 38 minutes 13 seconds West along the East line of a parcel described in O.R. Book 606 at Page 604 a distance of 703.82 feet for the POINT OF BEGINNING; thence continue North 00 degrees 38 minutes 13 seconds West a distance of 559.70 feet; thence go North 67 degrees 51 minutes 47 seconds East a distance of 265.94 feet; thence go South 30 degrees 30 minutes 00 seconds East a distance of 449.89 feet; thence go North 71 degrees 29 minutes 29 seconds East a distance of 367.50 feet to a point of curvature; thence go along a curve to the right having a radius of 74.80 feet, an arc distance of 117.69 feet, (Delta = 90 degrees 09 minutes 23 seconds, Chord = 105.92 feet, Chord Bearing = South 63 degrees 25 minutes 49 seconds East) to a point of tangency; thence go South 18 degrees 21 minutes 08 seconds East a distance of 400.00 feet; thence go South 64 degrees 21 minutes 08 seconds East a distance of 128.32 feet; thence go South 15 degrees 21 minutes 08 seconds East a distance of 115.30 feet to the curved Northerly right-of-way line of U.S. Highway 90 (150 foot right-of-way); thence go Westerly along the aforesaid curved Northerly right-of-way line being concave Northwesterly and having a radius of 2764.93 feet (Delta = 20 degrees 10 minutes 01 seconds, Chord = 968.19 feet, Chord Bearing = South 69 degrees 58 minutes 29 seconds West) go along the arc of said curved right-of-way line a distance of 973.20 feet; thence go North 10 degrees 57 minutes 13 seconds West a distance of 549.28 feet; thence go South 89 degrees 21 minutes 47 seconds West a distance of 170.00 feet to the point of beginning. The above described parcel of land is situated in Section 8, Township 1 North, Range 28 West, Santa Rosa County, Florida, and contains 18.50 acres.

LESS AND EXCEPT:

All that lot, tract or parcel of land situate, lying and being in Section 8, Township 1 North, Range 28 West, Santa Rosa County, Florida and being more particularly described as follows:

COMMENCE at the Southeast corner of Section 8, Township 1 North, Range 28 West, Santa Rosa County, Florida; thence go South 88 degrees 58 minutes 14 seconds West along the South line of Section 8 a distance of 2651.03 feet to the Southwest corner of the Southeast Quarter of Section 8; thence go North 00 degrees 38

minutes 13 seconds West along the East line of a parcel of land described in O.R. Book 606 at Page 604 a distance of 133.61 feet to the curved Northerly right-of-way line of U.S. Highway 90 (150 foot right-of-way); thence go Northeasterly along said curved Northerly right-of-way line being concave Northwesterly and having a radius of 1764.93 feet, an arc distance of 614.93 feet, (Delta = 12 degrees 44 minutes 34 seconds, Chord = 613.66 feet, Chord Bearing North 79 degrees 16 minutes 38 seconds East) for the POINT OF BEGINNING; thence go North 19 degrees 04 minutes 13 seconds West a distance of 663.55 feet; thence go South 70 degrees 35 minutes 47 seconds West a distance of 15.00 feet; thence go North 19 degrees 04 minutes 13 seconds West a distance of 135.50 feet; thence go North 70 degrees 35 minutes 47 seconds East a distance of 108.27 feet; thence go South 30 degrees 30 minutes 00 seconds East a distance of 38.06 feet; thence go North 71 degrees 23 minutes 23 seconds East a distance of 367.50 feet to a point of curvature; thence go along a curve to the right having a radius of 74.80 feet, an arc distance of 117.69 feet (Delta = 90 degrees 09 minutes 23 seconds, Chord = 103.92 feet, Chord Bearing = South 63 degrees 33 minutes 49 seconds East) to a point of tangency; thence go South 18 degrees 21 minutes 08 seconds East a distance of 400.00 feet; thence go South 64 degrees 21 minutes 08 seconds East a distance of 128.32 feet; thence go South 15 degrees 21 minutes 08 seconds East a distance of 115.30 feet to the aforesaid curved Northerly right-of-way line of U.S. Highway 90 (150 foot right-of-way); thence go Westerly along the arc of the aforesaid curved Northerly right-of-way line being concave Northwesterly and having a radius of 1764.93 feet, an arc distance of 626.32 feet (Delta = 13 degrees 01 minutes 13 seconds, Chord = 626.97 feet, Chord Bearing = South 66 degrees 24 minutes 05 seconds West) to the point of beginning. The above described parcel of land is situated in Section 8, Township 1 North, Range 28 West, Santa Rosa County, Florida, and contains 9.52 acres.

TOGETHER with an undivided interest as tenant-in-common in and to that certain Lease dated February 22, 1993, as amended May 18, 1993, pertaining to the above-described property. A Memorandum of said Lease was recorded on May 31, 1994, in O.R. Book 1419, page 233, public records of Santa Rosa County, Florida.

EXHIBIT B
ADDITIONAL PERMITTED EXCEPTIONS

None